

# Local Market Update for July 2025

A Research Tool Provided by Longleaf Pine REALTORS®



# 28312

Fayetteville

## Single Family - Existing

	July			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 7-2024	Thru 7-2025	Percent Change
New Listings	23	21	- 8.7%	135	150	+ 11.1%
Pending Sales	13	17	+ 30.8%	105	107	+ 1.9%
Closed Sales	11	14	+ 27.3%	97	98	+ 1.0%
Days on Market Until Sale	49	33	- 32.7%	44	44	0.0%
Median Sales Price*	\$275,000	\$397,450	+ 44.5%	\$299,000	\$332,000	+ 11.0%
Average Sales Price*	\$300,245	\$417,529	+ 39.1%	\$291,992	\$334,789	+ 14.7%
Percent of List Price Received*	99.7%	98.7%	- 1.0%	97.1%	98.9%	+ 1.9%

## Single Family - New Construction

	July			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 7-2024	Thru 7-2025	Percent Change
New Listings	5	14	+ 180.0%	62	119	+ 91.9%
Pending Sales	4	13	+ 225.0%	33	82	+ 148.5%
Closed Sales	5	10	+ 100.0%	28	83	+ 196.4%
Days on Market Until Sale	104	90	- 13.5%	77	83	+ 7.8%
Median Sales Price*	\$389,900	\$362,000	- 7.2%	\$389,935	\$374,900	- 3.9%
Average Sales Price*	\$397,360	\$374,901	- 5.7%	\$389,790	\$383,625	- 1.6%
Percent of List Price Received*	99.6%	99.8%	+ 0.2%	100.0%	99.9%	- 0.1%

## Townhouse/Condo

	July			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 7-2024	Thru 7-2025	Percent Change
New Listings	4	0	- 100.0%	8	2	- 75.0%
Pending Sales	0	0	--	0	5	--
Closed Sales	0	0	--	1	4	+ 300.0%
Days on Market Until Sale	--	--	--	163	66	- 59.5%
Median Sales Price*	--	--	--	\$247,000	\$284,200	+ 15.1%
Average Sales Price*	--	--	--	\$247,000	\$282,075	+ 14.2%
Percent of List Price Received*	--	--	--	99.2%	99.0%	- 0.2%

\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

## Historical Median Sales Price by Property Type

Rolling 12-Month Calculation

